

Francis William Fratt Building  
1103-1109 2nd St.  
Sacramento  
Sacramento County  
California

HABS No. CAL-1255

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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Heritage Conservation and Recreation Service  
Department of the Interior  
Washington, D. C. 20243

PHOTOGRAPH - DATA BOOK REPORT  
Historic American Buildings Survey

HABS NO. CAL-1255

FRANCIS WILLIAM FRATT BUILDING  
Sacramento, Sacramento County, California

Address: 1103-1109 Second Street and 200-204 "K" Street  
Occupancy: Stores on ground floor; rooming house upper two floors  
Use: Building was gutted by arson's fire and demolished in 1969

ARCHITECTURAL AND HISTORICAL SIGNIFICANCE

The Fratt Building was the last structure to be built in the Old Sacramento area during the 1849-1870 period, having been built in the latter year. It was one of the few buildings to retain most of the original architectural details down through the years until its demolition in 1969, lacking but a year of a century's existence.

HISTORICAL INFORMATION

Francis William Fratt arrived in California in 1850 from New York and became active in cattle raising and the meat business. By 1853 he had become a partner of McNulty & Co. and a part owner with them of the City Market at 16 "J" Street, remaining with that connection until 1856. His commercial ventures having proved most profitable he invested heavily in several successful real estate holdings. At one time he had an interest in the Union Hotel, the Orleans Hotel and the Bank Exchange Building, all on the west side of Second Street between "J" and "K" Streets.

From 1861 to 1869 Fratt made his residence on the second floor over the Democratic State Journal office at 32 "K" Street on the southwest corner of "K" and Second Streets.

The Fratt Building was put up in 1870, the ground floor being devoted to shops, a drug store etc. and the upper two floors were occupied by public and private offices and apartments, including Fratt's own residential quarters which he occupied as a bachelor until 1879.

On October 31, 1879 Fratt, then in his late forties, brought his bride, Cornelia E. Bromley, to live on one of the upper floors and there they remained until 1909 when they moved to a new residence Fratt had built for them at 1511 "P" Street. Fratt did not long enjoy the new home as he died on September 16, 1909.

ARCHITECTURAL SIGNIFICANCE

The Fratt Building was long of public interest because of its being one of the largest buildings in Old Sacramento; because of its lavish use of baroque, applied ornament and because so much of the original architectural details remained intact throughout the years. Stripped of this surface ornamentation and reduced to its basic elements the building re-

mains a three-story, brick masonry block pierced on the two upper floors of the street facades by series rows of window fenestration.

The original ground floor openings were separated by cast-iron pilasters cast by the Capitol Iron Works, 303 "J" Street, Sacramento, many of which remained until 1969. This ground floor fenestration has been changed over the years to accommodate later store front layouts so that it is impossible to have determined what the original arrangement might have been.

The second and third floor original window frames and sash remained intact together with the heavily ornamented window heads until the demolition of the building in 1969. This was also true of the elaborate, bracketed main cornice and the cast-iron, railed balcony at the third floor. The remaining wrought-iron, railed balcony at the second floor was obviously of a much later date than the rest of the building and probably replaced a cast-iron, railed balcony similar to that of the third floor.

The interior plan layouts were altered in later years by new partitioning to provide a maximum number of small bedrooms for a cheap rooming house.

#### REFERENCES

1. Sacramento Directories; 1850-1870.
2. Old Sacramento; Part II; State of California, 1958.

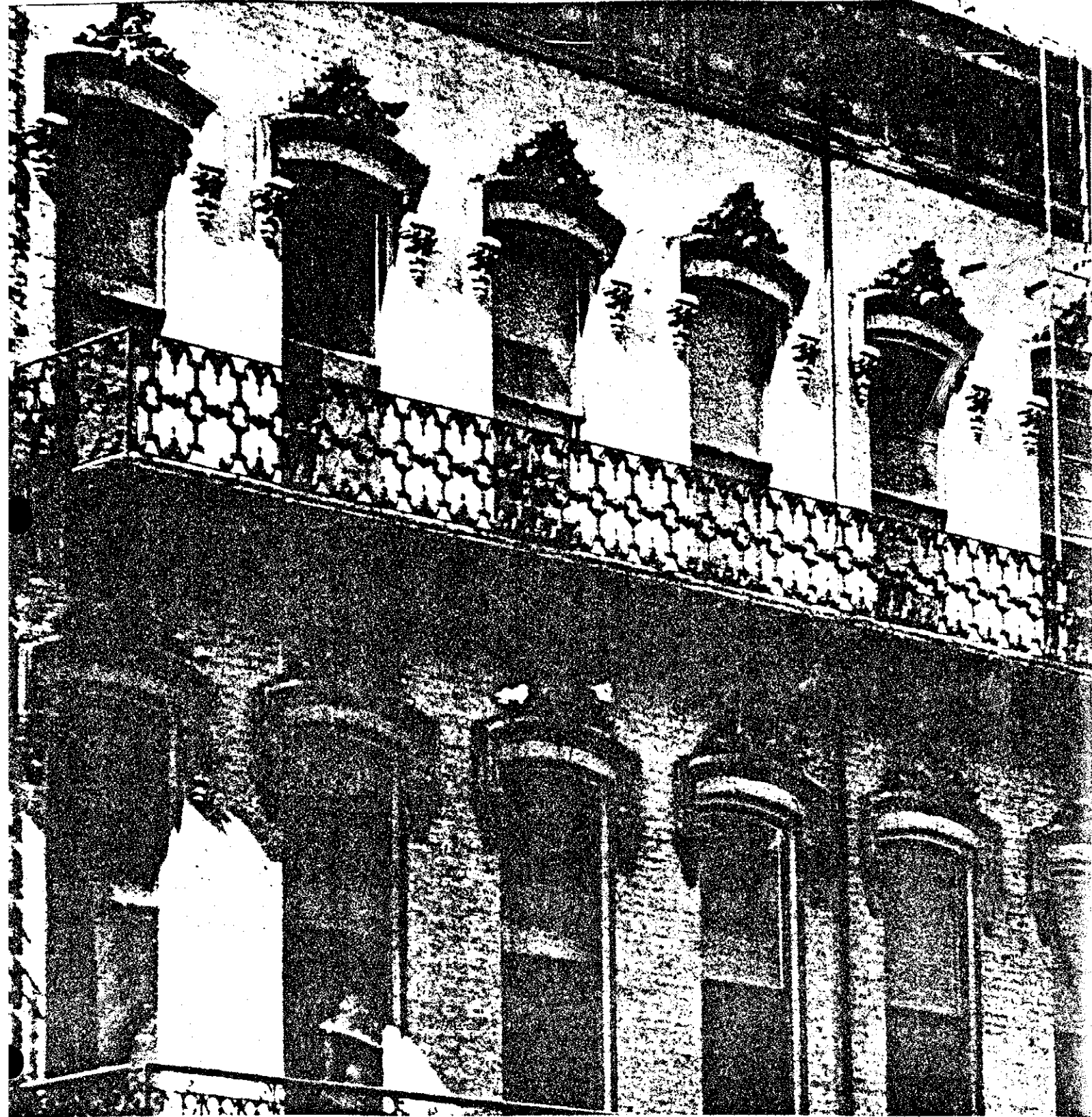
Prepared by,

April 1969

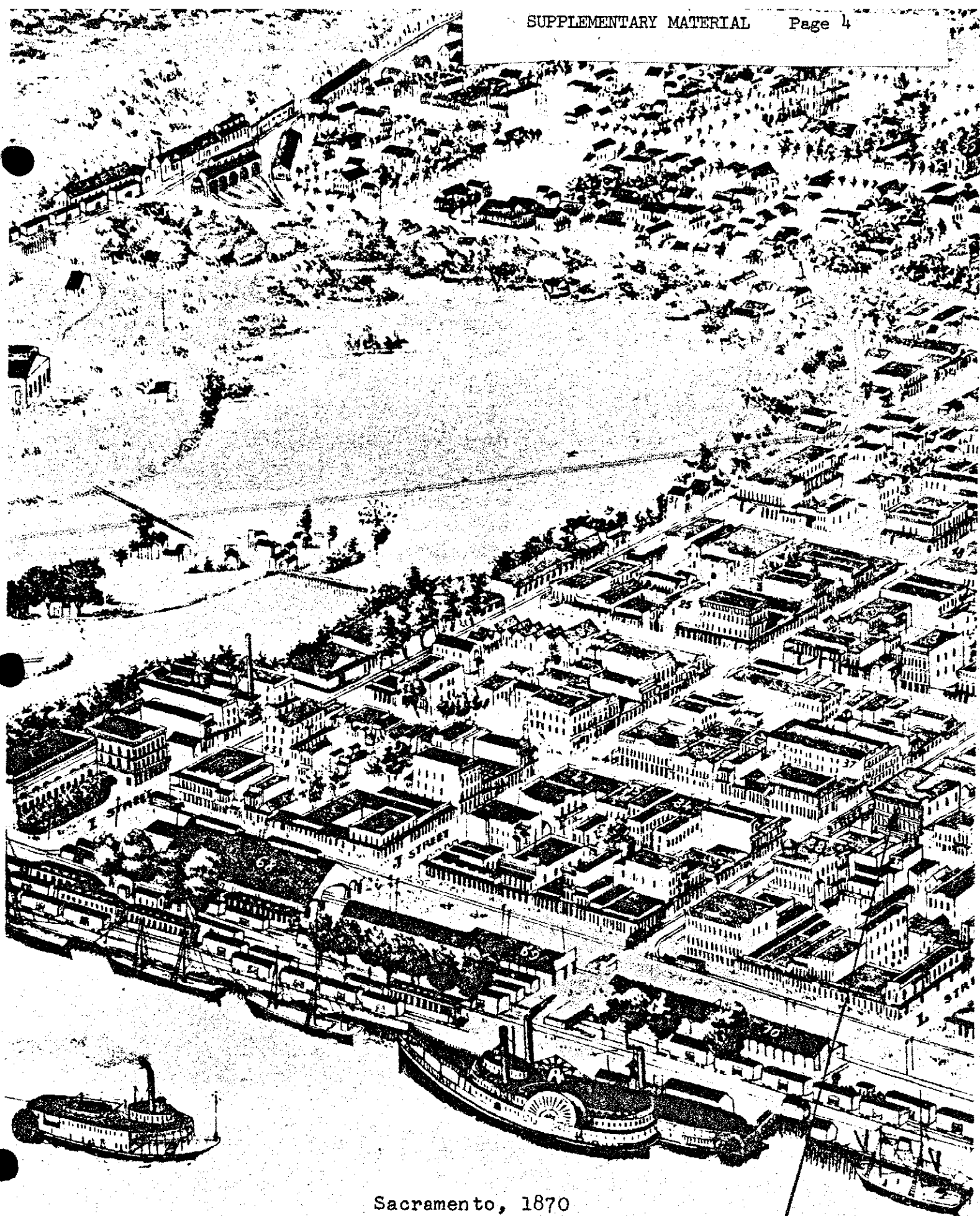
Clyde F. Trudell, Architect

THE FRATT BUILDING,  
1103-1109 Second Street,  
Sacramento, Sacramento County,  
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DETAILS OF ARCHITECTURAL ORNAMENT.



Sacramento, 1870

FRATT  
BUILDING